

**EXHIBIT A – FINDINGS
DRC2015-00144 NEAL**

CEQA Exemption

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3), General Rule Exemption.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a single-family residence is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Orcutt Road, a county-maintained rural collector road, constructed to a level able to handle any additional traffic associated with the project.

Airport Review Area Combining Designation

- G. The proposed project will not adversely affect the operation of the San Luis Obispo County Regional Airport because the project is consistent with the limitations established by the adopted Airport Land Use Plan.

Highway Corridor Standards

- H. The development will not create significant adverse effects on the scenic features of the site or vicinity because the project consists of existing and minor new structures that are screened from the Orcutt Road. Natural features and topography have been considered in the design and siting of the proposed physical improvements on site because all proposed uses are located within the developed areas onsite.